

A.P. No. 1318-15-110-049  
Escrow No. 141-2076384-CD/JJ1  
R.P.T.T. \$0.00 *BA*

WHEN RECORDED MAIL TO:  
Grantee

*2504 HACKER DR.  
HENDERSON, NV 89074*

MAIL TAX STATEMENT TO:

William R. Stephens and Diane G. Stephens  
2504 Hacker Drive  
Henderson, NV 89074

REQUESTED BY  
**FIRST AMERICAN TITLE CO.**  
IN OFFICIAL RECORDS OF  
DOUGLAS CO., NEVADA

2003 AUG 13 PM 12:21

WERNER CHRISTEN  
RECORDER

*\$15<sup>50</sup> PAID KJ* DEPUTY

### **GRANT, BARGAIN and SALE DEED**

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

William R. Stephens and Diane G. Stephens, Husband and Wife as Joint Tenants

do(es) hereby *GRANT, BARGAIN and SELL* to

William R. and Diane G. Stephens Living Trust, William R. Stephens and Diane G. Stephens,  
Trustees

the real property situate in the County of Douglas, State of Nevada, described as follows:

#### PARCEL 1:

Unit No. 49, as shown on the Official Plat of PINEWILD, A CONDOMINIUM, filed for record in the Office of the County Recorder, Douglas County, Nevada, on June 26, 1973, in Book 374, Page 1089, as Document No. 67150. **AS AN ACCOMMODATION ONLY. NO LIABILITY, EXPRESS OR IMPLIED, IS ASSUMED AS TO ITS REGULARITY OR SUFFICIENCY NOR AS TO ITS AFFECT, IF ANY, UPON TITLE TO ANY REAL PROPERTY DESCRIBED THEREIN. FIRST AMERICAN TITLE COMPANY OF NEVADA**

#### PARCEL 2:

The exclusive right to the use and possession of those certain patio areas adjacent to said unit designated as "Restricted Common Area" on the Subdivision Map referred to in Parcel No. 1 above.

#### PARCEL 3:

An undivided interest as tenants in common in and to that portion of the real property described on the Subdivision Map referred to in Parcel No. 1, above, defined in the Amended Declaration of Covenants, Conditions and Restrictions of Pinewild, a Condominium, Project, recorded March 11, 1974, in Book 374, of Official Records, at Page 193, Document No. 72219, as Limited Common Area and thereby allocated to the unit described in Parcel 1, above, and excepting unto Grantor non-exclusive easements for ingress and egress, utility services, support encroachments, maintenance and repair over the common areas defined and set forth in said Declaration of Covenants, Conditions and Restrictions.

#### PARCEL 4:

Non-exclusive easement appurtenant to Parcel 1, above, for ingress and egress, utility services, support encroachments, maintenance and repair over the common areas defined and set forth in the Declaration of Covenants, Conditions and Restrictions of Pinewild, a Condominium, more particularly described in the description of Parcel No. 3, above.

*TOGETHER* with all tenements, hereditaments and appurtenances, including easements and water rights, if any, thereto belonging or appertaining, and any reversions, remainders, rents, issues or profits thereof.

Date: 07/31/2003

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